



 Holdens
ESTATE AGENTS

38 Mersey Street, Longridge
£169,950

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38 Mersey Street

Longridge, Preston

Immaculate three bedroom mid-terrace in central Longridge. Modern kitchen, spacious living and dining areas, attic room, stylish shower room. Close to amenities, schools, and transport.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

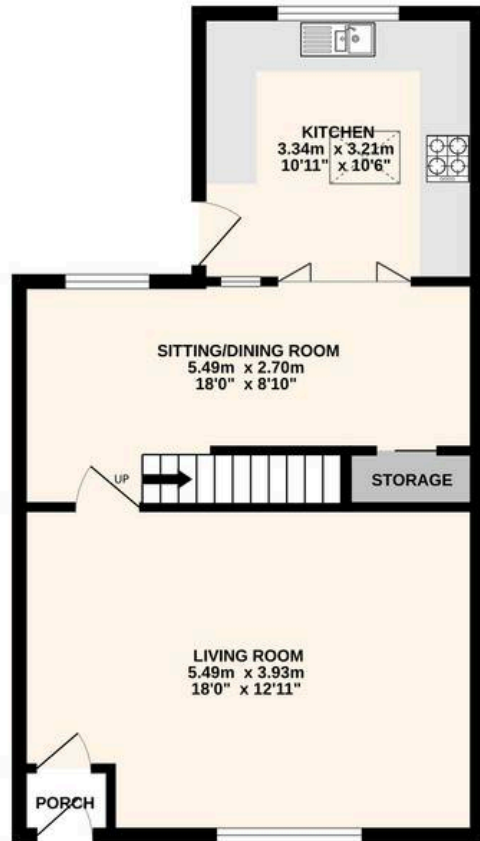
- Ideal First Home
- Extended Modern Kitchen
- Dining/Living Room
- Large Inviting Living Room
- 3 Bedrooms
- Stylish Family Shower Room
- Attic Room
- Large Rear Garden with Outbuildings
- In the Heart Of Longridge
- Ideal Central Location



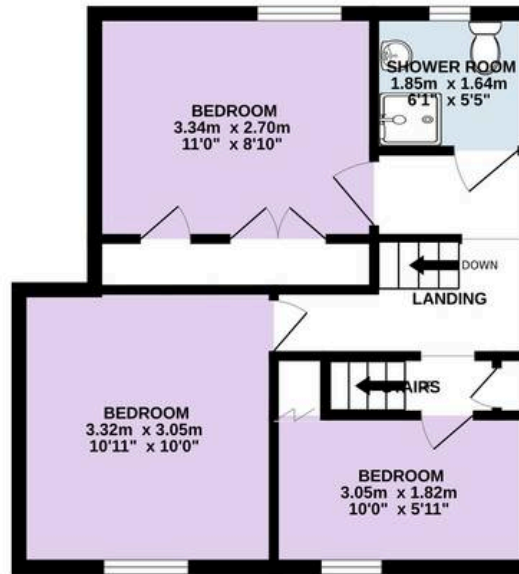




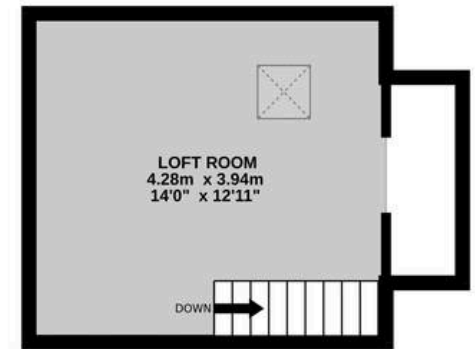
GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.



1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



2ND FLOOR
19.1 sq.m. (206 sq.ft.) approx.



TOTAL FLOOR AREA : 103.6 sq.m. (1116 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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